

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 5, 2017
COMMITTEE ROOM**

Members Present: Chairman Norris, Bobowiec, Gibson, Smunt, Pretz, Kessler, Malay

Members Absent: None

Also Present: Russell Colby, Planning Division Manager

1. Call to order

Chairman Norris called the meeting to order at 7:00 p.m.

2. Roll call

Mr. Colby called roll with seven members present. There was a quorum.

3. Approval of Agenda

The following discussion items were added under Additional Business:

- (a) By Malay: Add Time Capsule to Camp Kane Memorial discussion
- (d) By Pretz: 215 N. 3rd Ave
- (e) By Pretz: Fence Replacement at 214 Chestnut Ave.
- (f) By Smunt: Millington Historic District signage

4. Presentation of minutes of the March 15, 2017 meeting

A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice vote to approve the minutes as presented. Mr. Pretz abstained.

5. COA: 312 N. 2nd Ave. (fence)

Charles & Susan Izzo, the homeowners/petitioners, were present.

The proposal is for the replacement of a fence. Mr. Colby displayed documents showing the style and placement of the new fence.

Mr. Izzo said the new fence will be made of cedar with metal posts. They chose metal to protect against the wind and for longevity purposes. The existing fence is approximately 30 years old and it is not attached to the home.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented.

6. COA: 628 N. 2nd Ave. (pergola)

Rod Miller, the homeowner/petitioner, was present.

Mr. Miller is planning on constructing a traditional pergola made out of cedar. It will be in an L-shaped alcove projecting out from the rear of the garage. It will not be visible from the street.

A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the COA as presented.

7. COA: 201 S. 3rd St. (sign)

William Ledvora, owner of West Valley Graphics & Print, was present.

Mr. Ledvora is relocating a sign from another location and upgrading it with better LED lighting. It has an acrylic face with aluminum around the edges.

A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice vote to approve the COA as presented.

8. COA: 204 W. Main St. (signs)

Kevin Pirok, the petitioner, was present.

Mr. Pirok said the proposal is to remove the existing awnings and signage for a new business. The projecting sign will be refaced with reclaimed lumber and a satin clear coat will be added to protect it from the elements. The lettering will be dimensional gilded silver and the decorative scroll work will be made of steel and welded in place. The awnings and canopies will be replaced with canvas covered metal frames with heat transfer graphics.

Commissioners noted that the existing awnings are a unique design. Dr. Smunt agreed but noted the existing awnings have no historical significance.

Ms. Malay said there was a Blighted Building Grant in place and asked if those terms have been met. She noted the grant required certain features of the project to stay in place until the terms of the agreement expired. She questioned whether or not the awnings could be removed. Mr. Colby will verify.

The Commissioners discussed how to handle the legalities of the existing canopies based on the grant requirements. Dr. Smunt noted the Commission should only be concerned with whether or not the new owner's proposal is appropriate or not. Any legal issues would need to be investigated by the Building Department.

A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice vote to approve the COA as presented.

After the vote, Chairman Norris asked if there was going to be a sign in the rear. Mr. Pirok said there may be an existing sign there now and if he makes any changes, it would just be to include the Main Street Pub logo on it. Mr. Colby said if he is replacing a graphic on an existing sign, he wouldn't need to return for approval. He said they can recover an awning with signage in a similar size and location without needing the Commission's approval.

9. COA: 225 W. Main St.

Ed Seaman, the petitioner, and Brad Colby, the contractor, were present.

Mr. Seaman is proposing making some additions to the scope of the work that was previously approved. He would like to replace the windows and use new stone veneer. The existing windows are made out of low quality aluminum and have no historical value. He is proposing replacing them with double-hung windows similar to the existing ones. A single window would be added on the south elevation.

Brad Colby said the proposal is to remove the EIFS and clean the masonry. Once the area has been prepped, he will spray it with an air and water barrier that has a vapor permeable membrane. After sealing the masonry and installing the windows, another inch of insulation foam with a drainage plane on the back will be added. It will be adhered to the masonry. They will install a thin stone veneer with a limestone sill along the bottom three feet of the west elevation. The proposal also includes removing the existing roofing down to the decking and adding a new roofing system with a foam insulation, and installation of a metal coping.

Mr. Colby noted the Façade Grant approval for this project was for a similar, but more limited, scope of work. The previous proposal would have used a similar membrane and a system with a concrete stucco surface.

A motion was made by Mr. Bobowiec and seconded by Mr. Gibson with a unanimous voice vote to approve the COA as presented.

10. Landmark Nomination for 412 Fulton Ave.

Jeff and Kristen Ford, the homeowners, were present.

Ms. Malay expressed her appreciation to the owners for preserving their home.

Dr. Smunt reviewed some of the features of the style of the home. He felt it may be more appropriate to describe the style as Colonial Revival with Georgian influence and suggested using that reference throughout the descriptive statement.

The Commissioners suggested making the following changes to the first paragraph of the descriptive statement:

- Change North Avenue (twice) to Main Street.
- Change St. Charles Heritage Museum to St. Charles History Museum.
- Change 4th Avenue to 3rd Avenue.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to recommend scheduling a public hearing to review the Landmark Nomination. Mr. Colby said the hearing would be scheduled for May 3.

11. Additional Business and Observations from Commissioners or Staff

a. Camp Kane Memorial and Time Capsule

Ms. Malay advised the project consists of putting in a pathway made of brick pavers in the area around the existing memorial. It will be extended slightly from what is there now. The flagpole will be moved closer towards the street and lighting will be placed around it. The large stone with the plaque may be shifted to the side and might be replaced with a three panel sign containing historical information. They may incorporate the same benches being used at the law office in place of the concrete ones that are in place now.

Chairman Norris asked if it would be worth taking the time to lay out a more specific design to get the exact view lines they want. Ms. Malay said this has already been planned for through the overall site plan that the Commission previously reviewed. Chairman Norris asked if the stones will be placed over the concrete. Ms. Malay said the stone pavers will be a continuation from the existing concrete sidewalk. She said they have other projects planned that incorporate using the same stone. The stones will be around the exhibits and will connect to the concrete walkway.

A motion was made by Mr. Bobowiec and seconded by Dr. Smunt with a unanimous voice vote to recommend to the Government Services Committee approval of the concept plan for the revitalization of the memorial. Ms. Malay abstained.

Ms. Malay said the time capsule at City Hall was dug up during construction and there are 20 years left before it can be opened. She said it would be reburied and suggested it could be placed at Camp Kane since the site also contains a memorial park, and it will not interfere with the other work that is being done there.

Mr. Gibson suggested putting it in the patio in front of the History Museum with a wall plaque indicating it is there. Ms. Malay said she could present both options.

b. 107-109 E. Main St.

Ms. Malay said the Council meeting regarding an RFP for the former George's building went well. She noted they did not discuss any other options other than putting the property up for sale. TIF funding may be available to the buyer. Council will consider other options if it does not sell within the 6 month timeframe they requested. She mentioned there is a big push to put in a walkway from Walnut St. to Main St. Ms. Malay also felt there are some Council members who are leaning towards demolition of the building if they do not have a buyer at the end of the 6 months. She said she wrote the letter with the assumption there will only be two options- demolition or renovation.

Mr. Pretz felt the word "hopes" in the first paragraph did not present a very strong position. The Commissioners suggested using "requests". He would like to see each Commissioner review the letter and sign off on the final version before it is sent to Council. He noted the draft letter has some redundancy and recommended that it be very concise. Ms. Malay mentioned she has already received some other feedback as well.

Mr. Gibson said they need to be very clear as to what they want to accomplish with the letter because it currently covers several things. The idea of demolition by neglect may not be the main focus. The issue of the City demolishing a building when they are telling others they can't, and the idea of preserving heritage are bigger concerns. Mr. Gibson expressed concern over how this sale is being marketed. Ms. Malay said she asked if the marketing plan includes the mention of TIF funds. Council advised this will be brought up when they have an interested buyer.

Mr. Kessler suggested contacting the organizer of the preservation/growth presentation that was given in Batavia. He said she may know of people who might be interested in this type of building.

Ms. Malay suggested the Commissioners put together a list of people they know of to present to the City for them to target as potential buyers. Mr. Gibson recommended forming a subcommittee to do this.

Mr. Pretz stated the objection is to push for no demolition and felt they should send the letter sooner rather than later to let the Council know they oppose this option. Ms. Malay said the Commission has already given the Council its recommendation and felt there wasn't a need to send anything further at this time. Mr. Bobowiec said they should give the City the opportunity to market this for awhile. Ms. Malay asked the Commissioners to send her revisions to the letter.

The Commissioners discussed options to help market the sale of this property to potential buyers. Mr. Kessler suggested they send something from the Commission as a whole if they come up with a recommendation as to how to market the property.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to table the item until the next meeting.

c. Central Historic District Survey review

This item was not discussed.

d. 215 N. 3rd Ave – Tax Freeze

Mr. Pretz flipped this house and sent in for a tax freeze on this property. He said there have been several changes in the law. The tax freeze is not transferable if someone lives in the house while it is being flipped. If nobody lived in the house during the flip, the next owner can have the credit, but the developer must submit the request on behalf of the new owner.

e. Fence Replacement – 214 Chestnut Ave.

Mr. Pretz will be submitting a request for fence work, but he will not be at the next meeting when it is presented. He does not have a Plat of Survey. When he purchased the home in 2005, the neighbor's backyard belonged to him. It took two years before the City recognized it. He spun it back to the neighbor who then sold the house. He has a plat from 2007 when this occurred.

f. Millington Historic District Signage

Dr. Smunt said he spoke to Peter Suhr from the Public Works department regarding getting a line item in the budget to have work done in-house for the new historic district sign. Public Works will be working on this. The street signs with names on them will have the historic district logo on them. Mr. Colby passed around a map of proposed locations and asked for any feedback from the Commission.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, April 19, 2017 at 7:00 P.M. in the Committee Room.

13. Public Comment

14. Adjournment

With no further business to discuss, the meeting adjourned at 9:07 p.m.